



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

Monday, August 12, 2013

630 Garden Street: David Gebhard Public Meeting Room

1:00 P.M.

BOARD MEMBERS:

PAUL ZINK, *Chair*

KIRK GRADIN, *Vice Chair* (Consent Calendar Representative)

THIEP CUNG

SCOTT HOPKINS

GARY MOSEL

STEPHANIE POOLE (Consent Calendar Representative)

WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

STAFF: JAIME LIMÓN, Design Review Supervisor

TONY BOUGHMAN, Planning Technician

KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Calendar Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at www.SantaBarbaraCA.gov/gov/brdcomm/ac/abr/default.asp. If you have any questions or wish to review the plans, please contact Tony Boughman, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 4539, or by email at TBoughman@SantaBarbaraCA.gov. Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under www.santabarbaraca.gov/cals/ to verify closure dates. **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Wednesday, August 7, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov/gov/brdcomm/ac/abr/default.asp.

PUBLIC COMMENT: Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion.

ABR - FINAL REVIEW

A. 1198 COAST VILLAGE RD

C-1/SD-3 Zone

Assessor's Parcel Number: 009-222-010
Application Number: MST2012-00231
Owner: Dewayne Daniel and Kathleen M. Copus Trust
Designer: The Schmandt Group
Architect: Dawn Sherry
Business Name: Peabody's Restaurant

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, constructing a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, adding a new exterior oven and bar area and new outdoor heaters and patio lighting, replacement of an existing 6 to 7-foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will remain. Seating for the restaurant is limited to 50 seats inside and 25 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

(Review of color board and minor exterior details.)

ABR - FINAL REVIEW

B. 1320 E GUTIERREZ ST

R-2 Zone

Assessor's Parcel Number: 031-392-006
Application Number: MST2011-00463
Owner: Flores Family Trust
Designer: Oscar Ricardo Munoz

(Proposal for additions at the rear of an existing, 2,319 square foot, two-story duplex. The project consists of a 392 square foot addition, an attached 496 square foot two-car garage at the first floor, a new 465 square foot second story addition, and 729 square feet of decks at the second floor. An existing 324 square foot carport will be moved to achieve the required separation from the main building. All windows and doors will be replaced. The lot size is 11,250 square feet. The project will address violations identified within ENF2011-00119.)

(Final Review of details and colors.)

ABR - FINAL REVIEW**C. 3000 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-342-018
Application Number: MST2013-00108
Owner: Paul A. Brombal Trust
Agent: Duffy Smith
Business Name: Brombal Coin & Jewelry

(Proposal to remodel an existing two-story commercial building with security upgrades for a new coin and jewelry store. The project includes door and window changes, remodeling the existing rear canopy, a new security enclosure at the rear, and removing a portion of the roof parapet, and interior remodeling.)

ABR - NEW ITEM**D. 1802 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 035-142-013
Application Number: MST2013-00328
Owner: City of Santa Barbara
Applicant: Air Exchange, Inc.

(Proposal to install a diesel exhaust extraction system in the existing Fire Station. The exhaust hood and ducting is proposed to exit the rear wall and extend above the rear roof ridge.)

(Action may be taken if sufficient information is provided.)

ABR - NEW ITEM**E. 835 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 031-023-001
Application Number: MST2013-00320
Owner: Housing Authority of the City of Santa Barbara
Architect: Tom Moore

(Proposal for accessible parking lot improvements for a parcel developed with six residential units. The project includes raising the grade of the existing nine-space parking lot with 140 cubic yards of fill grading, removing one space to create one accessible space, installing new walking paths, planters, site retaining walls, and a new trash enclosure.)

(Comments only; project requires environmental assessment.)

ABR - NEW ITEM**F. 112 S CANADA ST****R-2 Zone**

Assessor's Parcel Number: 017-222-004
Application Number: MST2013-00310
Owner: Mario Rodriguez

(Proposal to permit as-built alterations consisting of: redesign and reduce front fence to the maximum allowed 42-inch height, enclose front porch on rear unit and repair the facade, interior alterations of the rear unit, and demolish the as-built storage shed in the setback. The 6,534 square foot parcel is developed with two detached residential units. The project will address violations in ZIR2002-00027 and ENF2013-00470.)

(Action may be taken if sufficient information is provided.)